



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V**

US EPA RECORDS CENTER REGION 5



486046

Subject: POLREP #7
Final
Former TOCON Holdings Asbestos Site
C5AM
Goshen, IN
Latitude: 41.5804330 Longitude: -85.8161640

To: Sam Borries, U.S. EPA
Mark Durno, U.S. EPA
Jason El-Zein, U.S. EPA
Charlie Gebien, U.S. EPA
Mike Ribordy, U.S. EPA
Brian Schlieger, U.S. EPA
Jeremy Stutsman, City of Goshen
Becky Hershberger, City of Goshen
Mark Jaworski, IDEM
Harry Atkinson, IDEM
Max Michael, IDEM
Rex Osborn, IDEM
Lindy Nelson, U.S. DOI
Carolyn Bohlen, U.S. EPA
Yolanda Bouchee-Cureton, U.S. EPA
Mindy Clements, U.S. EPA
HQ EOC, U.S. EPA
John Glover, U.S. EPA
Matt Mankowski, U.S. EPA
Cecilia Moore, U.S. EPA
Carol Ropski, U.S. EPA

From: Andrew Maguire, On-Scene Coordinator

Date: 12/29/2016

Reporting Period:

1. Introduction

1.1 Background

Site Number:	C5AM	Contract Number:	
D.O. Number:		Action Memo Date:	7/15/2016
Response Authority:	CERCLA	Response Type:	Time-Critical
Response Lead:	EPA	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	8/15/2016	Start Date:	8/15/2016
Demob Date:	10/14/2016	Completion Date:	12/29/2016
CERCLIS ID:	INN000506236	RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Emergency Response/Time Critical Removal

1.1.2 Site Description

The TOCON Property Asbestos site is located in Goshen, Elkhart County, Indiana. The site originally operated by Johnson Controls as a manufacturing plant for heating systems, as well as a research and development facility. In 2006, before buildings on site were demolished, the main plant building was utilized as an assembly plant for component equipment, tooling machinery, and stamp equipment, all used in building heating systems. Many of the building structures have been previously demolished. The only remnants of the former TOCON buildings were a grouping of foundations. Piles of bricks, wood, metal, and other debris, including asbestos containing materials, were located around the Site.

1.1.2.1 Location

1302 East Monroe Street, Goshen, Elkhart County, IN

1.1.2.2 Description of Threat

Bulk samples collected from debris piles at the site by KERAMIDA in Feb 2016 contain as high as 70% asbestos

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

Please see POLREPS 1-6 for further information on prior reporting periods

The site is completed. All ACM has been removed and properly disposed of at a CERCLA off-site rule approved landfill.

2.1.2 Response Actions to Date

General activities on site included EPA, EPA's START and ERRS contractors compiling, loading and transporting ACM to Prairieview Landfill in Wyatt, IN, backfilling excavated areas with clean fill and providing air monitoring and sampling for worker and citizen health and safety.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

Access has been granted by the property owner.

Information requests have been sent out, as information is received, PRPs will be identified.

2.1.4 Progress Metrics

Please see the table below for final waste numbers

Air monitoring results have indicated no exceedences of air quality action levels at any of any of the work areas or perimeter monitoring locations at the Site.

No Asbestos was detected in the perimeter samples during site activities

Waste Stream	Medium	Quantity	Treatment	Disposal
RACM	Debris	5420.2 Tons	Burrito Wrap	Prairieview Landfill - Wyatt, IN
Non Friable Asbestos	Debris	606.37 Tons	Burrito Wrap	Prairieview Landfill - Wyatt, IN
Solid Waste	Debris	29.59 Tons	None	Prairieview Landfill - Wyatt, IN
Contaminated Water	Liquid	20,000 gallons	None	Chemtron - Avon, OH
Neutral Liquid	Liquid	4 Drums	None	Chemtron - Avon, OH
RACM	Debris	2 Drums	Burrito Wrap	Chemtron - Avon, OH
Flammable	Liquid	5 Drums	None	Chemtron - Avon, OH
Flammable	Sludge	15 Drums	None	Chemtron - Avon, OH

Regional Metrics

Miles of river systems cleaned
and/or restored N/A

This is an Integrated River Assessment. The numbers
should overlap.

Cubic yards of contaminated
sediments removed and/or
capped N/A

Gallons of oil/water recovered N/A

Acres of soil/sediment cleaned
up in floodplains and riverbanks N/A

Stand Alone Assessment

Number of contaminated
residential yards cleaned up N/A

Number of workers on site 10

Contaminant(s) of Concern

Oil Response Tracking

Estimated volume

Initial amount released N/A

Final amount collected N/A

FPN Ceiling Amount N/A

CANAPS Info

FPN Number N/A

Body of Water affected N/A

Administrative and Logistical Factors (Place X where applicable)

x	Precedent-Setting HQ Consultations (e.g., fracking, asbestos)	x	Community challenges or high involvement	Radiological
x	More than one PRP		Endangered Species Act / Essential Fish Habitat issues	Explosives

Statutory Exemption for \$2 Million	Statutory Exemption for 1 Year	Active fire present
x Hazmat Entry Conducted – Level A, B or C	Incident or Unified Command established	Actual air release (not threatened)

Green Metrics		
Metric	Amount	Units
Diesel Fuel Used	300	gallons
Unleaded Fuel Used	1200	gallons
Alternative/E-85 Fuel Used		gallons
Electricity from electric company	748	kWh
Electric Company Name and Account #:	Nipsco: 191-637-007-1	
Electricity from sources other than the electric company		kWh
Solid waste reused	0	
Solid waste recycled	0	
Water Used	6059	gallons

2.2 Planning Section

2.2.1 Anticipated Activities

None

2.3 Logistics Section

No information available at this time.

2.4 Finance Section

2.4.1 Narrative

See cost tracking info below:

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
ERRS - Cleanup Contractor	\$950,000.00	\$898,000.00	\$52,000.00	5.47%
TAT/START	\$101,500.00	\$95,000.00	\$6,500.00	6.40%
Intramural Costs				
Total Site Costs	\$1,051,500.00	\$993,000.00	\$58,500.00	5.56%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

2.5 Other Command Staff

No information available at this time.

3. Participating Entities

3.1 Unified Command

EPA

3.2 Cooperating Agencies

Indiana Department of Environmental Management, City of Goshen

4. Personnel On Site

No information available at this time.

5. Definition of Terms

ACM - Asbestos Containing Material. Material containing more than 1% asbestos.

Galbestos, and asphalt roofing products containing more than 1% asbestos.

Category II - Category II ACM is any material that is not Category I that contains more than 1% asbestos.

6. Additional sources of information

6.1 Internet location of additional information/report

www.epaossc.org/toconasbestos

6.2 Reporting Schedule

7. Situational Reference Materials

No information available at this time.